

**Proposed Plan Change 54 -  
Ballymena Holdings Limited request to rezone 31.32 ha of land from Rural Outer Plains Zone to Living 2 on the western edge of Springfield  
Summary of Decisions Sought**

**Introduction**

The period for making submissions to Plan Change 54 to the District Plan closed on 30 May 2018. This is the second stage of the public submission process where people have the opportunity to make further submissions.

Further submissions give the opportunity for the public to either support or oppose the submissions received and summarised or aspects of these submissions. Please note it is not another opportunity to make fresh submissions on the Plan Change itself, as a further submission can only relate to a submission which has already been lodged.

The further submission Form 6 is available at all Council offices and online at: <http://www.selwyn.govt.nz/services/planning/planning-forms/form-6-further-submissions>. It is noted that all specific provisions identified in submissions are referenced in the following summary in *Italics*, with all deletions referenced by strike through and additions underlined.

**Summary**

**Summary of Decisions Sought**

Sub No.	Submitter	Submitter Details	Wishes to be Heard	Support/ Oppose	Decision Sought	Decision No	Summary of Submissions
1	Mark Harnden	40 Annavale Road, Springfield 7681	No	Support, subject to conditions	Approve, subject to additional mitigation	D1.1	Supports the proposal on the condition that the whole of Annavale Road is sealed.
						D1.2	Transport assessment significantly underestimates peak hour vehicle generation that will be at least 30 per hour rather than 8.
						D1.3	Increased traffic will also increase dust.
2	Catherine & Les Barnett	11 Greenings Rd, RD1, Springfield 7681	No	Support	Approve	D2.1	Whole block bounded by SH73, Pocock Rd, Annavale Rd and the Midland Rail line is already held in smaller lifestyle blocks.
						D2.2	This wider area originally had a rural residential or equivalent zoning in past District Plans
						D2.3	The Strategic Growth Plan 20131 recognises that this wider area should revert back to a rural residential zoning
						D2.4	Rezoning the entire wider area to Living 2 would reverse the incorrect decision in the past to zone it Outer Plains rather than for rural residential purposes
3	Zoe & David Morey	48 Pocock Rd, Springfield 7681	Yes	Oppose	Decline	D3.1	Will create light pollution spoiling views of the alps and stars at night.
						D3.2	Will increase demand on local water supply that has already been subject to boil water notices.
						D3.3	Removal of the hedge bordering Pocock Rd will result in increased wind and changes to character.
						D3.4	Little demand for additional lots with slow sell-down leading to an unfinished construction site
						D3.5	New access roads to Pocock Rd will create extra traffic, noise, and the 100kph speed limit should be reduced.
						D3.6	Will completely change the valued countryside setting and landscape.
4	Phillipa Saunders & Mitchell Limbe	C/- Aston Consultants, Attn. Liz Stewart, PO Box 1435 Christchurch	Yes	Oppose	Decline	D4.1	Is contrary to Part 2 and s.32 RMA and in particular does not assess reverse sensitivity on an existing 211ha dairy farm adjacent to the site.
						D4.2	Retention of the status quo Outer Plains Zoning more appropriately meets s.32.
						D4.3	Particular existing farm activities that may give rise to reverse sensitivity complaints include: noise from irrigation diesel pumps; spreading of diluted dairy shed effluent; harvesting activity including night time operation of machinery; future farm improvements such as livestock wintering barn, small milk processing plant, staff accommodation, machinery sheds, and water storage ponds.
						D4.4	Contrary to relevant objectives and policies of the Selwyn District Plan relating to managing incompatible activities.
						D4.5	Unclear whether the indicative subdivision plan will comply with limits on 16 lots, minimum size of 1ha and average size of 2ha.

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						D4.6	As a less-preferred option to declining the application, granting the application subject to the following matters: 1) a no complaints covenant; 2) amendment of the Outline Development Plan to include a no-build area at the western end of the site; 3) minimum 4ha lots adjoining the no-build area with graduated densities increasing west from Pocock Rd; 4) reduced to 14 lots or potentially less; 5) minimum setback of dwellings from Annavale Rd of 20m; 6) All buildings within the no-build area or road setback to be non-complying in status; 7) All subdivision and development to be in accordance with the ODP or otherwise to be non-complying in status.
5	Nicky Snoyink	PO Box 64, Springfield 7681	Yes	Oppose	Decline	D5.1	No demonstrated demand for lifestyle blocks with the need (if any) being for affordable housing
						D5.2	Residential development should not be contemplated over a possible fault line
						D5.3	The Springfield water supply is already inadequate and requires upgrading. The proposal is also inconsistent with the findings of the Havelock North Drinking Water Inquiry into safe water supplies
						D5.4	Given the size of the lots and proximity to the rail line it cannot be assumed that these lots will be used for living rather than industrial uses which would undermine landscape and amenity values.
						D5.5	The proposal is inconsistent with maintaining a compact town shape.
						D5.6	The proposal does not reduce exposure to reverse sensitivity issues.
						D5.7	The proposal is inconsistent with maintaining the sustainability of the land, soil, and water resource including the cumulative loss of productive land.
						D5.8	The sprawling nature of the proposal reduces the ability to provide efficient and cost effective infrastructure.
6	Peter & Pamela Aldersley (as trustees of the Ancients Trust)	107 Pocock Rd, RD1, Springfield 7681	Yes	Oppose	Decline	D6.1	The proposal to develop 16 units on 30 ha of good food producing land is a frivolous waste of a precious resource
						D6.2	There is more than sufficient Living-zoned land in Springfield to cope with demand for at least the next 15 years.
						D6.3	Extremely questionable market demand, noting the slow sell-down of larger sections in Rilco Lane in Springfield.
						D6.4	Setbacks from road and rail boundaries will result in clustering of buildngs and associated higher density.
						D6.5	Reverse sensitivity effects on existing dairy farm and honey processing operations.
						D6.6	Potential adverse amenity effects if the lots are developed for semi-industrial activities and yards for trade/ heavy machinery.
						D6.7	Proposal is counter to the views, openness, low building density, low night-time lighting, and rural character and amenity that is valued by current Springfield residents.
7	Dr Bruce Smith	32 Pococks Rd, Springfield	Yes	Oppose	Decline	D7.1	Expectation that Rural Outer Plains zoned land would remain as such.
						D7.2	Council have allowed via RC165220 a large honey processing factory to be established on rural-zoned land. Such industrialisation may also occur on the proposed new lots resulting in a partial industrial estate.
						D7.3	The faultline across the site could in the event of a fault rupture lead to Council (and ratepayers) bearing the cost of legal liability for allowing the proposed subdivision.
8	Roger Radcliffe	17 Tennyson St, Christchurch	Not stated	Oppose	Decline	D8.1	The proposal will result in the loss of good productive rural land from producing for the economy.
						D8.2	Councils need to encourage people who wish to reside in a rural environment to gain ownership of township land rather than occupying lifestyle blocks.